



# **PY 2022 Consolidated Annual Performance and Evaluation Report (CAPER)**

**DRAFT**

City of Paterson  
Department of Community Development  
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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In PY 2022, the City of Paterson (the City) Department of Community Development (the Department) worked to implement the activities outlined in our 2022 Annual Action Plan, which covers the period from 1/1/2022 through 12/31/2022. The following accomplishments are highlighted by priority.

**Affordable Housing:** With CDBG funds the City assisted 29 LMI owner-occupied households with the housing rehab program. Eligible LMI homeowner households were awarded up to \$15,000 to make necessary major systems repairs to their homes. HOME funds helped to continue new construction developments at the Hinchliffe Housing Urban Renewal 127 Jasper Street senior housing project and NJCDC 157 Wayne Ave affordable rental development project. HOME funds also went to help rental rehab projects with the YMCA 128 Ward St. project and the Argus Ellison Development at 15 Ellison Street. These HOME activities are still in open development, and HOME accomplishments are only reported when an activity has been completed. These activities will be reported in future reports as they are completed.

**Public Facilities & Infrastructure:** The City had several public facility improvement activities that went to benefit low/mod areas citywide with an estimated 144,600 persons. Activities reported in the PR-23 for PY 2022 included improvements to the Recycling Center, finishing up activities at the Baer Trap Park Improvement project, and Construction Equipment for the Fire Dept.

**Public Services:** In total, public services assisted 1,754 LMI and special needs residents with vital services to maintain or improve their quality of life in the City. These include youth services with the NJCDC Great Falls Youth Center, substance abuse services with the Chosen Generation Community Corporation Tier 1 Recovery Program, mental health services with St. Joseph's University Medical Center and Mr. G's Kids, neighborhood cleanups with the NJCDC Junior YouthBuild, and food bank services with the NJCDC Mobil Food Pantry and Catholic Family & Community Services Seniors Food Bank Program.

**Assisting Persons Living with HIV/AIDS:** HOPWA program activities and accomplishments are reported in the PY 2022 HOPWA CAPER report. At this time, the report has not been published and these accomplishments will be included in this full report when the information becomes available.

Reduce Homelessness: ESG homeless activities are now reported in full detail in the ESG Sage report. At this time, the report has not been published and these accomplishments will be included in this full report when the information becomes available.

CARES Act Activities: On March 27, 2020 the Federal CARES Act was signed into law to assist communities in their efforts to prevent, prepare for and respond to the coronavirus COVID-19 pandemic. The CARES Act included supplemental formula allocations to HUD CPD programs, including CDBG, ESG and HOPWA programs for the City of Paterson. CV funds were to be utilized as generally guided by eligible uses of funds for each grant, however funded projects must tie back to activities that prevent, prepare for and respond to COVID-19 (PPR). These activities are reported further below in this section by grant.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist Persons Living with HIV/AIDS	Non-Homeless Special Needs	HOPWA	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	460	183	39.78%	100	0	0.00%
Assist Persons Living with HIV/AIDS	Non-Homeless Special Needs	HOPWA	Homelessness Prevention	Persons Assisted	1295	139	10.73%	144	0	0.00%
Assist Persons Living with HIV/AIDS	Non-Homeless Special Needs	HOPWA	HIV/AIDS Housing Operations	Household Housing Unit	0	0	0.00%	26	0	0.00%
Economic Development	Non-Housing Community Development	CDBG	Jobs created/retained	Jobs	50	0	0.00%			
Increase and Preserve Affordable Housing	Affordable Housing Public Housing	CDBG HOME	Rental units constructed	Household Housing Unit	50	0	0.00%	10	0	0.00%
Increase and Preserve Affordable Housing	Affordable Housing Public Housing	CDBG HOME	Homeowner Housing Added	Household Housing Unit	20	10	50.00%	2	0	0.00%

Increase and Preserve Affordable Housing	Affordable Housing Public Housing	CDBG HOME	Homeowner Housing Rehabilitated	Household Housing Unit	20	42	210.00%	18	29	161.11%
Increase and Preserve Affordable Housing	Affordable Housing Public Housing	CDBG HOME	Direct Financial Assistance to Homebuyers	Households Assisted	30	0	0.00%	6	0	0.00%
Public Facilities & Infrastructure	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	149000	153180	102.81%	44854	144660	322.51%
Public Services	Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	11150	4110	36.86%	505	1754	347.33%
Reduce Homelessness	Homeless	ESG	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1250	155	12.40%			
Reduce Homelessness	Homeless	ESG	Homeless Person Overnight Shelter	Persons Assisted	6750	222	3.29%			
Reduce Homelessness	Homeless	ESG	Homelessness Prevention	Persons Assisted	750	86	11.47%	50	0	0.00%
Slum and Blight Removal	Non-Housing Community Development	CDBG	Buildings Demolished	Buildings	10	0	0.00%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of Paterson identified five primary goals to address in the 2022 AAP. CDBG, HOME, ESG and HOPWA funding were utilized to meet these goals, which were: 1.) Increase and Preserve Affordable Housing, 2.) Public Services, 3.) Public Facilities & Infrastructure, 4.) Reduce Homelessness, and 5.) Assist Persons Living with HIV/AIDS. The City utilized 100% of HOME funds towards affordable housing activities and 100% of ESG funds towards reducing homelessness. As well, 100% of HOPWA funds went to assist persons living with HIV/AIDS. HOME, ESG and HOPWA fund details are summarized in the CR-15. In particular, for CDBG, funds went to address multiple priorities and goals and below is a breakdown of funds:

Public Services: \$452,545.98 (13.4%)

Increase and Preserve Affordable Housing: \$571,672.75 (16.9%)

Public Facilities & Infrastructure: \$2,036,812.62 (60.3%)

Administration: \$318,310.42 (9.4%)

Total CDBG Expenditures in PY 2022: \$3,379,341.77

**CARES Act Accomplishments**

CARES Act Funds, or CV funds are to be utilized as generally guided by eligible uses of funds for each grant, however funded projects must tie back to activities that prevent, prepare for and respond to COVID-19 (PPR). The City was awarded CDBG-CV, ESG-CV and HOPWA-CV funds to address the needs of LMI and special needs populations impacted by the pandemic. In PY 2023, accomplishments are highlighted below:

For CDBG-CV there were 112 LMI persons with mental health services at St. Joseph's University Medical Center and Mr. G's Kids. In addition, the City also assisted 1,186 LMI persons with food bank services sheltering from the pandemic.

ESG-CV accomplishments are reported from the SAGE reporting system. At this time, the report has not been published and these accomplishments will be included in this full report when the information becomes available.

HOPWA-CV accomplishments are reported in the PY 2022 HOPWA CAPER. At this time, the report has not been published and these accomplishments will be included in this full report when the information becomes available.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).  
91.520(a)

	CDBG	HOME	ESG	HOPWA
White	1,220	0	0	0
Black or African American	442	0	0	0
Asian	33	0	0	0
American Indian or American Native	3	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
<b>Total</b>	<b>1,698</b>	<b>0</b>	<b>0</b>	<b>0</b>
Hispanic	1,171	0	0	0
Not Hispanic	612	0	0	0

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

**DATA NOTE:** The Table above does not include a category for people of “other or multiple races” or people who “refused to answer either racial or ethnic information” therefore the numbers in the above table do not necessarily match the total number of people actually served through City CPD programs.

According to the most recent 2017-2021 American Community Survey (ACS) 5-Year Estimates, an estimated 22.9% were white, 24.7% were black, 4.4% were Asian, 35.8% were “Some other race” and 11.9% were “Two or more” races. All other races were less than 1%. Individuals that identified as ethnically Hispanic (of any race) account for 62.6% of the total population. Below is an assessment of services for minority groups by program.

CDBG: The table above shows 1,698 assisted with CDBG, however the actual total was 1,783 persons that were served with CDBG funds during PY 2022. The data table does not have a category for “Other multiracial” of which the City also assisted 85 persons. The percent of persons assisted by race in the CDBG program were 68.4% white, 24.8% black, and 1.9% as Asian. There were also 4.8% reporting as “Other multiracial”. Of the actual total reporting ethnicity 65.7% were Hispanic and 34.3% were Non-Hispanic. The City adequately assisted Black/African American and Hispanic population groups with CDBG, however there is a need to address the needs of all other minority groups in the City.

HOME: The HOME program only reports accomplishments when an activity has been completed. Unfortunately, in PY 2022 there were no housing activities completed in the HOME program, however the City is working on completing two housing activities and will report these in the future.

ESG: ESG homeless activities are now reported in full detail in the ESG Sage report. At this time, the report has not been published and these accomplishments will be included in this full report when the



information becomes available.

HOPWA: HOPWA program activities and accomplishments are reported in the PY 2022 HOPWA CAPER report. At this time, the report has not been published and these accomplishments will be included in this full report when the information becomes available.

## **Housing Needs Assessment**

The Needs Assessment in the 2020-2024 Consolidated Plan, assesses if any racial/ethnic group by income category has a disproportionate need in the area with regards to housing problems, severe housing problems and cost burden. HUD has determined that a proportionally higher need exists when the percentage of persons by race/ethnicity in each category is at least 10 percentage points higher than the jurisdiction wide percent in the category. Households with housing problems are those that reside in units lacking complete kitchen and plumbing facilities as well as overcrowding (more than one person per room) and cost burden (spending 30% or more of income on housing per month). Households with severe housing problems are those that reside in units lacking complete kitchen and plumbing facilities as well as severely overcrowded homes (more than 1.5 person per room) and severe cost burden (spending 50% or more of income on housing per month). Finally, an assessment is also made for cost burden across all minority race/ethnic groups.

NA-15 Housing Problems: According to the Needs Assessment, Asian households experience disproportionate housing problems in all four income categories (0-30%, 30-50%, 50-80% and 80-100% AMI). Native American/Alaskan Native households experience disproportionate housing problems at 0-30% and 30-50% AMI. No other minority race groups have a disproportionate need with the first category of housing problems.

NA-20 Severe Housing Problems: For severe housing problem, Asian households again experience disproportionate housing problems in all four income categories (0-30%, 30-50%, 50-80% and 80-100% AMI). Native American/Alaskan Native households experience disproportionate housing problems at 0-30% AMI. No other minority race groups have a disproportionate need with the first category of housing problems.

NA-25 Housing Cost Burden: For housing cost burden, there were no minority race groups with a disproportionate need. It should be noted however that Asian households experienced the highest rate of severely cost burden among all minority groups.

In PY 2022 the City assisted 29 LMI households with housing rehab, with the demographic breakdown reporting 10 white (34.5%), 15 black (51.7%), 2 Native American (6.9%) and 2 Asian households (6.9%). By ethnicity, these households reported 12 Hispanic and 17 non-Hispanic. In comparing the disproportionate needs of certain race/ethnic groups as described by the Needs Assessment to the beneficiary outcomes provided by City programs, the City has made adequate efforts to identify Black, Asian and Hispanic minority households for its housing programs.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,455,305	3,379,342
HOME	public - federal	1,228,480	1,643,186
HOPWA	public - federal	1,891,705	173,093
ESG	public - federal	222,146	165,092

**Table 3 - Resources Made Available**

### Narrative

In PY 2022, the City had sources of funds from the CDBG, HOME, ESG and HOPWA grant programs. The table above details the resources made available as well as funds expended during the program year. The City continues to utilize CARES Act CDBG-CV, ESG-CV funds and HOPWA-CV and these are summarized further below.

CDBG funds in the amount of \$2,455,305 was made available in PY 2022 from the annual allocation. In the program year, \$3,379,342 was expended, and these funds went towards public facilities improvements, public services, homeowner housing rehab and admin of the program. This includes funds that were unspent from prior program years. A breakdown of funds towards priorities is listed in the CR-05.

For HOME funds, \$1,228,480 was made available in the PY 2022 from the annual allocation. The City expended \$1,643,186 of HOME funds on new rental construction and rental housing rehab as well as admin for the program. This includes funds that were unspent from prior program years. Expenditures went towards these activities:

New Rental Development: \$1,060,534.60 (64.5%)  
Rental Housing Rehab Activities: \$540,000.00 (32.9%)  
HOME Program Administration: \$42,651.50 (2.6%)

ESG funds in the amount of \$222,146 was made available in PY 2022 from the annual allocation, and \$165,092 was expended. ESG funds went to fund homeless prevention, shelter operations, rapid re-housing assistance and admin of the program. Expenditures by activity were:

Shelter Operations: \$50,000.00 (30.3%)  
Rapid Rehousing: \$39,382.77 (23.9%)  
Homeless Prevention: \$60,001.34 (36.3%)  
ESG Program Admin: \$15,707.58 (9.5%)

HOPWA funds in the amount of \$1,891,705 was made available in PY 2022 from the annual allocation, however at this time only \$201,621 has been expended. HOPWA funds went to fund HOPWA sponsors that provided housing subsidy programs for persons living with HIV/AIDS in the area. Sponsor expenditures were:

CAPCO: \$42,822.48

City of Passaic: \$13,534.97

Straight & Narrow: \$9,776.37

Bergen County Housing Authority: \$67,069.74

Patterson Housing Authority: \$55,584.36

City of Paterson (Admin): \$12,832.61

### ***CARES Act Funds***

CDBG-CV: Funds for CDBG-CV were allocated in two rounds for a total of \$3,411,800 for activities that were intended to help LMI households and special needs groups to prevent, prepare for and respond to COVID-19. In PY 2021, the City expended \$1,224,403.32 in CDBG-CV towards CV Public Services and admin of the CDBG-CV program. This brings total expenditures since the start of the program to \$1,428,240.39 and leaves a remaining balance of \$1,983,559.61. Below is a breakdown of funds by project in PY 2021:

CDBG-CV Public Services: \$931,014.68

CDBG-CV Administration: \$293,388.64

ESG-CV: In the program year, the City expended \$1,607,954.99 in ESG-CV funds. Funds helped to provide rapid rehousing and homeless prevention during the pandemic. As of the end of PY 2021, this brings total expenditures of the program to \$2,162,836.75 and leaves a remaining balance of \$883,121.25. Below is a breakdown of funds by activity in PY 2021:

ESG-CV Homeless Prevention: \$1,117,991.56

ESG-CV Rapid Rehousing: \$348,483.81

ESG-CV Administration: \$141,479.62

HOPWA-CV: In the program year, the City expended \$ 168,815.25 in HOPWA-CV funds. These funds help support Sponsors carry out housing subsidy programs for persons living with HIV/AIDS. As of the end of PY 2021, this brings total expenditures of the program to \$ 216,865.71 and leaves a remaining balance of \$38,728.29. Below is a breakdown of funds by activity in PY 2021:

HOPWA-CV Paterson Housing Authority: \$124,044.00

HOPWA-CV CAPCO: \$23,062.53

HOPWA-CV City of Passaic: \$21,708.72

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
1st ward, 4th ward and 5th ward	50	50	Improvements to neighborhood parks. HOME housing development projects.
Bergen County	5	5	HOPWA
City Wide	40	40	CDBG Public Services programs. CDBG Homeowner Rehab projects. HOME direct assistance to first time
Passaic County	5	5	HOPWA

**Table 4 – Identify the geographic distribution and location of investments****Narrative**

All four program (CDBG, HOME, HOPWA and HESG) funds were invested throughout the City. The City, however, spends a portion of its HOPWA resources in other communities throughout the areas of Passaic and Bergen Counties. Areas in the City of Paterson containing the largest concentration of LMI residents, have been identified as the City's 1st, 4th, and 5th Wards. These target areas received funding for public facilities improvements and new housing developments.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Most of the City's CDBG funds leverage resources from other state, local or private funds. Many of the public facility improvement projects leverage additional resources from the City, and are often used as leverage and only a portion of the funding. The Department urges all Subrecipients to leverage our funding with resources from other public and private sources. In order, for services to continue within the City, we encourage these organizations to develop and adopt sustainability plans, which call for a diversification in funding sources.

### **HOME Match**

The City of Paterson had a 100% HOME Match waiver reduction during PY 2022. Although the City is allowed an exemption from match requirements, all of the City's HOME funded projects include a multitude of other sources including private debt financing and developer sponsored equity. For example, Paterson Habitat for Humanity performs fund raising for each housing unit developed to leverage City HOME funds.

### **HESG Match**

The City works with our HESG subrecipients to leverage HESG funds from both federal and non-federal sources. It makes matching contributions to supplement the HESG program in an amount that equals the fiscal year grant for HESG. This amount includes contributions to any project under the City's HESG program, including any Subrecipient's HESG project. The City follows the requirements under 2 CFR 200.306.

### **HOPWA Match**

The Department of Health and Human Services works with our subrecipients to leverage HOPWA funds from both federal and non-federal sources. Eligible beneficiaries are low-income persons that are medically diagnosed with HIV/AIDS and their families and are eligible to receive HOPWA-funded assistance. There is no match requirement.

### **Publicly owned land or property that was used to address the needs identified in the plan**

Community facilities and services are available to all residents of the City to meet the day-to-day needs of the community and to enhance quality of life. In particular, enhancements to the public parks and public streets, which are publicly-owned land, are a key component of the plan. During the 2022 program year, the City allocated resources to improve public parks and recreation centers such as Baer Trap Park, Lou

Costello Park, Riverside Oval Field and Bauerle Fieldhouse.

Many of the housing projects developed by Paterson Habitat for Humanity are located on sites that were once public owned properties. Many of these sites are former tax delinquent properties that are now being put back into productive use by Habitat. No HOME funds are used to reimburse Habitat for the acquisition costs of these properties.

### **HOME Program Income**

According to the PR09 Receipt Fund Type Detail Report, at the beginning of the reporting period the City had \$158,617.57 in program income on hand. These receipted funds are associated with rental development housing activities. Funds by program year are:

2016 (PI): \$8,941.29

2019 (PI): \$63,423.05

2020 (PI): \$86,253.23

Total Program Income at beginning of PY 2022 (PI): \$158,617.57

In the program year, the City receipted no new HOME PI funds and expended \$149,676.28. As a result, the balance on hand for HOME PI funds at the end of PY 2022 was \$8,941.29. The City reports that there were no funds expended for TBRA activities.

### **HOME MBE/WBE Contracts**

There were no new HOME contracts executed in PY 2022, and as a result there are no new Minority-Owned or Women-Owned Business Enterprises contracts. The City's policy is to not discriminate against any applicants because of their race, color, national origin, sex and any other protected class. Minority and women owned businesses are encouraged to submit bids. Bids or proposals in excess of \$100,000 must be accompanied by a written affirmative action plan.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

## HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$158,617.57	\$0.00	\$149,676.28	\$0.00	\$8,941.29

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number						
Dollar Amount						

**Table 9 – Minority Owners of Rental Property**



<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	50	0
Number of Non-Homeless households to be provided affordable housing units	36	29
Number of Special-Needs households to be provided affordable housing units	373	0
<b>Total</b>	<b>459</b>	<b>29</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	423	0
Number of households supported through The Production of New Units	12	0
Number of households supported through Rehab of Existing Units	18	29
Number of households supported through Acquisition of Existing Units	6	0
<b>Total</b>	<b>459</b>	<b>29</b>

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Table 1 - Household Type

The first table shows the program year goals for assistance by household type. The City had a goal to assist 50 LMI homeless households with RRH, and 36 LMI non-homeless households with affordable housing activities such as owner-occupied housing rehab through CDBG and the construction of new rental units through HOME. Finally, 373 special needs households were to be provided affordable housing subsidy assistance by HOPWA Sponsors funded by the City.

Homeless Households: ESG homeless activities are now reported in full detail in the ESG Sage report. At this time, the report has not been published and these accomplishments will be included in this full report when the information becomes available.

Through CDBG funds, the City assisted 29 LMI owner-occupied households with housing rehab assistance. These activities helped to maintain housing conditions which may have otherwise lead to households being at risk of homelessness.

There were no accomplishments reported by the HOME program in PY 2022 as HOME benefits are only reported when an activity has been completed. Currently, HOME activities in progress are a new rental construction at 157 Wayne Avenue Rental Project developed by NJCDC, and the senior rental housing project at 127 Jasper St. developed by Hinchliffe Housing Urban Renewal. Rental rehab activities are also underway at the YMCA rehab and the Argus Ellison Development at 15 Ellison St. rehab project. As these activities are completed, these accomplishments will help to meet the established goals for HOME.

Special Needs Households: HOPWA program activities and accomplishments are reported in the PY 2022 HOPWA CAPER report. At this time, the report has not been published and these accomplishments will be included in this full report when the information becomes available.

#### Table 2 - Unit Type

The second table shows the program year goals for assistance by affordable housing project type. The City had a goal to assist 423 households with rental assistance, 12 households with new unit production and 18 households with housing rehab.

Rental assistance is provided by ESG RRH and HOPWA housing subsidy programs. At this time, ESG and HOPWA reports have not been published and these accomplishments will be included in this full report when the information becomes available.

In PY 2022 there were no new units produced; however, several development projects are underway. Currently, HOME activities in progress are a new rental construction at 157 Wayne Avenue Rental Project developed by NJCDC, and the senior rental housing project at 127 Jasper St. developed by Hinchliffe Housing Urban Renewal. HOME benefits are only reported when an activity has been completed, and these activities will help to satisfy this goal once completed.

Housing rehab goals were met as the City assisted 29 LMI owner-occupied households with housing rehab activities with CDBG funds.

#### **Discuss how these outcomes will impact future annual action plans.**

In the past several years, the City has not been able to meet affordable housing goals due to the pandemic. The delays have slowed down new production of affordable housing activities; however, the City is expecting to be able to deliver more housing units as restrictions have subsided. The City already has two rental development activities underway that will help meet established affordable housing production goals. Housing rehab activities have been a success as the City continues to meet or exceed its goals for this need.

Rental assistance programs for the homeless and special needs remain high priorities for the City, and ESG and HOPWA funding will help to address these needs respectively.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	17	0
Low-income	12	0
Moderate-income	0	0
<b>Total</b>	<b>29</b>	<b>0</b>

**Table 13 – Number of Households Served**

### **Narrative Information**

The City uses our CDBG resources to predominately assist individuals and families below 80% AMI. In PY 2022, the owner-occupied housing rehab program assisted 29 households and 17 were extremely low-income and 12 were low income.

For HOME, the City's various homeownership housing initiatives are assisting households at all income levels below 80% AMI. The City is also using HOME funds to assist three rental housing projects in various stages of development. These rental housing developments will be assisting residents at 30%, 50%, and 60% AMI. HOME benefits are only reported when an activity has been completed.

ESG and HOPWA programs are not reported in the table above. Homeless households assisted with rapid rehousing activities are presumed LMI and individuals and their families living with HIV/AIDS are special needs households.

### *Worst Case Needs*

Those with worst case needs are individuals or households at-risk of or experiencing homelessness and/or are extremely low-income. The City will continue to prioritize and work with partners that assist these groups. In the program year, there were 17 extremely low-income households in the CDBG homeowner housing rehab program. Households with extremely low-incomes lack the funds to properly upkeep their homes which may promote unsafe conditions and contribute to situations that lead to homelessness.

Housing rehab activities are not targeted to the elderly or persons with a disability; however, if a household is identified as such the City will make reasonable accommodations to assist these households. The housing rehab program is intended to impact the health, safety, and sanitary conditions for low-to-moderate income individuals; as well as, special need owner-occupied households in the

City. ESG program funds will continue to assist rapid rehousing rental activities as this helps households avoid becoming homeless.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City worked with the CoC to perform outreach services to the homeless in the area. St. Joseph's Medical Center, and the County's PATH Provider conducted County-wide street outreach with a focus on connecting with people who have severe mental health. Catholic Family and Community Services (CFCS) and Community Hope are partners that connect homeless veterans through their Supportive Services for Veteran Families (SSVF) outreach program. City Relief also provides outreach services and referrals while partnering with Paterson organizations, such as the Good Shepherd Mission and Eva's Village.

The City of Paterson and partnering agencies refer unsheltered homeless persons to NJ-211 First Call for Help. Eva's Village Coordinated Assessment Navigation, targets reaching unsheltered households and quickly connect them to services and housing. NJ-211 and Eva's Village are key partners in conducting point of entry referrals into shelters, permanent housing, and services for homeless persons in Paterson.

CFCS also accepts referrals from local community organizations, court system, local emergency shelters, local governmental agencies, local parishes, and NJ-211 First Call for Help through the Coordinated Assessment system. Eva's Village outreach services are focused on individuals coming through their Community Kitchen, where volunteers and staff members let guests know about sheltering and other services available to them, and to clients entering Eva's through other programs.

The Bergen-Passaic Transitional Grant Area (TGA) has epicenters in Paterson, Passaic City and Hackensack. Paterson, being the epicenter in its region and one of the ten impacted cities in New Jersey, is characterized with high concentrations of HIV infections. By referrals, homeless HIV/AIDS persons are referred to sub-recipients in the TGA. An assessment is completed and leads to developing a Comprehensive Service Coordination Plan, which includes the evaluation and eligibility various programs of assistance. Clients are then assisted in applying or accessing HOPWA services.

As a result of the pandemic, HOPWA sub-recipients provided most of their services through telehealth, telephone, and email. Coordinated partnership with the Ryan White Program Health Educators and Street and Community Outreach workers focused on the homeless population as their priority. While in the field staff were equipped with record release forms, referral forms, lists of community agencies, etc., allowing them to connect the homeless population with needed resources expeditiously. As needed, bus tickets were provided to those who needed transportation assistance to get to needed referrals, and Uber was made available for People Living with HIV (PLWH) who were afraid of taking public transportation. Rents and utility costs skyrocketed after the pandemic and in turn the need for housing doubled. Clients experienced a significant amount of income loss due to job, and reduction in work hours that drastically affected their ability to afford their housing. HOPWA funding provided individuals and their families (who

met the eligibility criteria) with rental assistance and placement, as well as access to medical care.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In the past, the City has used HESG funds to provide resources to several organizations that address the emergency shelter and transitional housing needs of homeless persons. These include assisting several emergency shelter and transitional shelter operations throughout the City. During the Coronavirus Pandemic, many of these agencies received substantial funding from State and County organizations to fund their organizations and did not require the assistance from the City through the HESG program. During the 2022 program year, these organizations continued to have ample funding sources so the City dedicated our HESG resources to funding homeless prevention and rapid rehousing services.

Although the number of emergency shelters and transitional housing for homeless persons living with HIV/AIDS (PLWH) within Passaic and Bergen Counties remains challenging due to a lack of capacity within each county, subrecipients in the Transitional Grant Area (TGA) look to secure permanent and stable housing for clients as they are transitioning from emergency sheltering situations. The City of Paterson, under the direction of the Department of Health and Human Services, is assisting the homeless population. **MSW**? staff is available and working on site with the homeless community in the City of Paterson.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of Paterson worked with the CoC partners to identify organizations that assist City residents with homeless prevention services and prevent discharges to homelessness. Our partners are available to connect clients to services and temporary hotel vouchers while they are being reintegrated into the community. Persons who are at risk of homelessness are also referred to the Board of Social Services for prevention assistance.

Connections are made to mainstream resources through the Passaic County Board of Social Services (PCBSS) (TANF/welfare agency) for linkage SNAP, SSI/D, TANF, WIC, and state funded resources: General Assistance (welfare for individuals), Emergency Assistance (homeless assistance and Rapid Re-Housing RRH for TANF/GA-eligible homeless persons) and Supportive Services for the Homeless. Clients may seek services with other CoC providers such as with Catholic Family and Community Services (CFCS) or Heart of Hannah.

CFCS has developed a good working relationship with local hospitals and the Division of Children Protection and Permanency (DCP&P). CFCS is contacted during the discharge planning stage at the local

hospitals, and we use a system of networks, either via NJ-211 or emergency hotel placement to facilitate a transition. Case managers will work with households to ensure they have accessed available entitlements and connect with the necessary resources. DCP&P also makes referrals when working with households in need of transition or emergency assistance to prevent possible homelessness. During the 2020 program year, the City provided HESG and HESG-CV resources to CFCS to assist our efforts in preventing homelessness.

Heart of Hannah provides case management services which includes referrals for educational training, vocational training, financial planning, employment, and housing searches. This agency also offers a 14-week program for at risk families for substance abuse, homelessness, violence, , trauma, and incarceration. In their Young Entrepreneur Enterprise program, they aim to teach youths about financial literacy and encourage youths to consider entrepreneurship as a vital option for earning.

HOPWA funds were used to assist households with rent, mortgage, and utility assistance during the 2022 program year. Case Managers coordinated HOPWA services with Ryan White Part A and Minority AIDS Initiative services, with impactful Substance Abuse Counseling and Treatment to help support housing stability for PLWH, by decreasing or eliminating drug/alcohol usage and relapse. Psychosocial Support Group case managers worked with clients so that they could participate and reduce experiences of loneliness and depression and remain stable in housing and in medical care. Additionally, City residents have accessed homeless prevention funds provided through the County's Emergency Rental Assistance Program (ERAP). With these funds, households have been able to avoid homelessness and maintain permanent housing in the community.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Through its HESG funding, the City support the efforts of organizations that prevent homelessness, for households who are about to be evicted and face homelessness and for individuals who experience substance abuse issues, mental health challenges and are being discharged from institutional care. Such services include providing up to three months of past rental payments and assistance with outstanding utility expenses. During PY 2022, the City allocated HESG resources to Heart of Hannah Women's Center to provide homeless prevention services to low-income at risk households.

CFCS has been a prominent partner and hosts several housing programs intended to assist the City with RRH services to households who have recently become homeless. CFCS addresses the needs of our veterans with SSVF a VA funded program, to provide supportive services and address the unique needs they face. Homeless Prevention RRH Program is a DCA funded program to assist households rapidly re-house from a state of homelessness. The Intensive Case Management, a Division of Family Development



funded program assists the needs of our chronic homeless receiving Social Security Income; that have exhausted public assistance limits and Housing Assistance length of time.

Eva's Village helps homeless persons make the transition from homelessness to permanent housing by providing basic case management in the shelters, as well as wrap-around services through Eva's Village Recovery Center.

Heart of Hannah receives referrals from the CoC's housing prioritization list to connect clients to RRH assistance. While in this program, clients work with case managers to prepare service plans. Clients follow the service plan along with their counselor and house manager to ensure a successful transition out of the program. Clients are also presented with community resources from the CoC.

HOPWA clients are immediately linked to medical care, and support services upon registering under the program. HOPWA case managers help to facilitate the client's access to these services by providing medical transportation assistance. In addition through the Ryan White Program clients are provided with bus passed, taxi voucher, and UBER service as needed. Clients are helped into medical care by completing a health literacy assessment which provides insight into the client's knowledge and understanding of medications, lab values, health insurances, and other health conditions etc. Extremely low-income individuals who are exiting shelters are assisted with security deposits and short-term rental assistance so that they can move and remain into permanent housing.

HOWPA sub-recipients apply for CoC grant funds to permanently house chronically homeless HIV/AIDS individuals. The CoC grant vouchers combine supportive services with rental assistance to ensure that the most vulnerable populations receive the supports needed to remain successfully housed. The HOPWA program has had an impact on the reduction of chronically homeless; as well as those that remain permanently housed and those remaining in primary medical care. The Housing Authorities in both Passaic and Bergen Counties participated in the Zero 2016 initiative which gave vouchers preference to homeless veterans and chronically homeless individuals through the HOPWA Section 8 Program to secure long-term housing. Bergen County is now operating at functional zero having declared ending both veteran and chronic homelessness.

## **Discussion**

The City has formed an Innovation Team to address the issues facing the homeless population. This team will address a magnitude of issues facing the homeless such as:

The City will identify a service provider that can assist the homeless, especially unsheltered homeless, in collecting proof of a homeless individual's identity where that individual has no proof in-hand. This would enable a Social Worker or a Shelter to request, on behalf of the client, documents from NJ Vital Statistics. With documentation of identity, the client could then apply for shelter, services and employment.

The City needs an organization that can work with the homeless to assist them with identifying and

securing employment opportunities. The City would like to replicate a model like Ready Willing and Able.

The City will partner with more organizations that will coordinate outreach activities to the unsheltered homeless alongside Eva's Village. The primary focus of such outreach should be to successfully connect the unsheltered with services and to collect the names and vital information of the unsheltered for entry into HMIS to facilitate the Continuum of Care's case management for the unsheltered.

The housing needs within the Bergen/Passaic TGA continue to be increasingly difficult as the number of clients and their families needing access to medical care and support services has increased. Stable affordable housing is a critical component to clients that remain connected to permanent housing. The goal for the HOPWA program in PY 2022 was to continue to assist and maintain individuals infected and affected with HIV/AIDS permanent housed, and to be linked to medical and supportive care. We continue to work with HOPWA sub-recipients to assess and evaluate the need of clients in the Bergen-Passaic TGA. The City remains vigilant in our effort of reduce and ending the homelessness of the HIV/AIDS community.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Housing Authority of City of Paterson (HACP), as a governmental agency, is the 3rd largest public housing agency in the State of New Jersey. HACP owns and operates 712 Public Housing ACC units, administers 3,214 Section 8 Housing Choice Vouchers, and administer 52 HOPWA Vouchers on behalf of the City of Paterson. In addition, since 1996, the HACP demolished 1,456 Public Housing units and replaced those with new town houses totaling 711 affordable Mixed-Finance/LIHTC units of which 273 units are Public Housing ACC-units. Furthermore, HACP is under construction at the former Riverside Terrace Housing Development, developing a 245-unit Section 8 project-base public housing complex consisting of 80 senior units and 165 family units.

As one of Paterson's principal housing agencies, HACP's mission is to provide leadership, policies, and programs to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. To fulfill this mission, HACP has embraced high standards of ethics, management and accountability and forges new partnerships in order to carry out this mission.

HACP has developed unique partnerships with various organizations, businesses, educational institutions, and government entities to deliver the needed support services and affordable housing opportunities for City residents. Currently HACP administers a variety of self-sufficiency, community development initiatives including among others the Housing Choice Voucher (HCV); Family Self Sufficiency (FSS) Program; Resident Opportunity and Self Sufficiency (ROSS); Service Coordinator Family/Elderly program.

HACP has implemented an ongoing development strategy for the 4th Ward that will build on the previous successes in creating new affordable housing opportunities. The Department committed previous years' CDBG admin funds to cover half of the costs of this planning effort. Some of HACP's actions taken or planned developments include:

- Working with Roizman Development as the developer of the veterans housing, a 34-unit rental housing development in the 4th Ward. They have completed predevelopment work and have been working on finalizing the required \$19 million in financing. HACP has committed project-based vouchers to subsidize the rents. The City had committed \$1.4 million in previous year's HOME funds to this project; however due to significant delays with the project beyond the HOME deadline, the activity is blocked in IDIS and the HOME funds are frozen.
- HACP is exploring the development of six units of new rental housing construction for either veterans or grandparents serving as parents.
- HACP is exploring the development a 20-unit re-entry housing project for returning citizens.
- During 2018, HACP created a \$125 million redevelopment plan to demolish and redevelop the Riverside Terrace public housing complex, a 245-unit housing development that included two phases, 80-senior units and 165-townhouse units. Both phases of the redevelopment have completed construction. The 80-unit senior development is fully leased and HACP is in the lease

up phase of the 165-unit townhouse development. In addition, plans are in place to develop commercial space across from HOME Depot.

- HACP has planned to provide some support through the award of project based vouchers to a 74-unit rental housing development for seniors with preference for grandparents raising children.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

HACP conducts bi-monthly resident engagement meetings with seven (7) established Residential Council Boards to engage the residents in activities to promote resident participation for the entire resident population. The resident council boards and a number of Housing Choice Voucher participants make up the Resident Advisory Board (RAB) at HACP and the RAB board participates in HACP annual and five-year planning for the agency. The HACP has been a HUD Certified Housing Counseling Agency since June 2000, with a HUD Approved Section 8 Homeownership Program since 2001.

It is the Authority's goal to improve financial literacy, stabilize neighborhoods, expand/preserve homeownership opportunities and improve access to affordable housing for low-to- moderate income (LMI) residents in Paterson. Within the past five years, outcomes associated with the Housing Counseling program include over 1,000 residents receiving education/counseling services and HACP has provided services that have helped approximately 250 residents successfully purchase a home and/or avoid foreclosure. During the 2022 program year, HACP continued to work with LMI residents who were interested in becoming first-time homebuyers to receive housing counseling services through HACP's housing counseling programs.

### **Actions taken to provide assistance to troubled PHAs**

N/A. The Housing Authority of the City of Paterson is not a troubled PHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The State of NJ Department of Community Affairs required the City's Department of Economic Development Division of Community Improvements to revise their policies and fees, to make the office more user friendly. The Director of the Department of Economic Development worked with the municipal council to remove some of these barriers and restrictions that had been outdated and unnecessary. Historically these policies and restrictions prevented the public from accessing much of the services available (i.e., inspections, permits, licenses, complaints, violations, etc.). Prior to Coronavirus, the Department of Economic Development Division of Community Improvements was beginning to operate more efficiency. The pandemic has forced the City to rethink the way we interact with the public to reduce the spread of the disease. The City is also working with our housing development partners to get new housing developments through the permit and approval process.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City has identified several obstacles that will impede its ability to address the identified needs in the five-year Consolidated Plan. These include the following:

The primary obstacle to meeting underserved needs in the City is the limited financial resources available to address identified priorities. To address this, the City is working with our Subrecipients to leverage the City's funds with other public and private resources.

The City is still feeling the devastating impacts of the Coronavirus on the local economy as it has negatively impacted households and businesses throughout the City. Many Paterson residents continue to face eviction and foreclosure. The City, State and Federal government has implemented various programs, including tenant based rental assistance and mortgage payment assistance. Implementing these programs has been a challenge for the City

The City still has a large percentage of the population that is extremely low income, over 39% according to the most recent American Community Survey data. The City has even fewer resources available to address these issues as loss in tax revenue due to the economic slowdown this past year. The City continues to work with our Subrecipients to develop more affordable housing, create greater economic opportunities and connect unemployed and underemployed residents to area jobs through training and placement services.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The Department of Health and Human Services is the entity charged with assessing lead paint hazards within the community. As with many urban cities, the problems with the older housing stock and lead paint in the City are a real concern. Lead based paint hazard reductions have been integrated into the City's housing policy and programs. The City continues to be a participant in the New Jersey Health Department's Lead Abatement initiative. The City is in compliance with the guidelines in the housing programs and the latest lead-based paint regulations.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City's strategy has been to reduce poverty by empowering low-income individuals and families and improving neighborhoods. The City will continue to utilize this strategy through concentrated efforts to improve the housing stock and the neighborhoods.

The City will continue to support endeavors that create new and significantly improve housing that is affordable to low-income residents; as well as reduce the housing cost burden of families of poverty and low income. Another effort to alleviate poverty is through job creation. The Department of Economic Development focuses resources on efforts that assist businesses in start-up and expansion with an emphasis on job creation and tax-base enhancement. By accessing other funds, the City will work to provide employment opportunities within the community where people live. The City includes Section 3 Employment and Contracting policies on all applicable contracts, ensuring outreach to low-income City residents when job opportunities are created by HUD-funded activities.

The City works with a wide range of social service agencies that provide direct services to low-income people. These agencies include emergency and transitional housing facilities that provide focused services empowering people to overcome issues that prevent them from rising out of poverty. Some social services are: Senior Activities, Mental Health Services and Substance Abuse treatment. Also, referral services for the entire city. After school programs for low-income children and a neighborhood clean-up program for the Great Falls District area in the City's 1st Ward.

Poverty is a result of lack of income. Factors that affect income include education, job training, and employment. The City, by itself, has very little control over the factors that cause poverty; but will continue to actively engage in conversation with its stakeholders, in strategizing a plan of attack to address the social problems of poverty. Such factors include unemployment, substance abuse issues, and lack of transportation options to get to and from work, to name a few.

Ultimately, federal and state policies on welfare, health care, and the minimum wage are crucial factors in the fight to address and reduce poverty. The City will continue to provide incentives for businesses to locate in low-income areas, to support organizations that provide job training and placement services, to support homeless prevention activities, and to preserve and improve affordable housing options, as part of its strategy to prevent and alleviate poverty in Paterson.

The Department has adopted these strategies to achieve these goals of poverty reduction:

1. Market information about resources to poverty levels households;
2. Ensure housing assistance programs link assistance with other resources, including self-help activities, such as employment efforts;
3. Improve service delivery systems so that they become more responsive to neighborhoods where poverty-level families tend to reside.
4. Increase economic development, employment and training opportunities.
5. Improve collaborative efforts between local governments, non-profits, schools and businesses.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Department coordinates programs and projects, as well as works with other City agencies, non-profit and for-profit partners, in realizing the goals, objectives and priorities outlined in the 5-Year Consolidated Plan (2020-2024), as well as the 2022 Action Plan. The Department is focusing our Community Development efforts on our existing investments in housing developments. The Department has put in place a systematic approach to administering our federal grants programs with a set calendar of our funding cycle, public meetings, and deadlines for submission of applications. The Department has implemented policies regarding review and approval of all grant applications including new underwriting guidelines for all real estate developments and public facilities projects. The Director of the Department serves on the Mayor's Cabinet and addresses issues and challenges with the Mayor and other Cabinet members at weekly meetings to ensure the various programs and projects are moving forward.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

HACP offers residents a comprehensive array of supportive services and empowerment initiatives that promotes long-term economic success and housing self-sufficiency.

Working collaboratively with community partners HACP has made a significant impact on the lives of residents that require distinctive assistance. HACP administers Housing Choice Voucher/Section 8 program to provide housing assistance to the following special needs population:

- Housing Opportunity for People with Aids (HOPWA);
- Veterans Affairs Supportive Housing (VASH) for homeless veterans; and,
- Family Unification Program (FUP) for families in danger of being separated due to inadequate and/or unaffordable housing.
- Non-Elderly Disabled Vouchers (NED)

The largest special needs HACP population is the 692 public housing elderly/disable residents living in six senior developments. Fortunately, through intricate planning and collaborative partnerships HACP has been able to provide a comprehensive array of services to residents that allow them to continue to live independently. These services include individual case management, medical monitoring, senior enrichment program, family counseling, mental health services and socialization

opportunities. Understanding the importance of socialization and wellness education, HACP continues to partner with the New Destiny Family Success Center, Women Empowerment Center and the Center for Alcohol and Drug Resources to facilitate the Wellness Initiative for Senior Education (WISE) Program to residents. WISE celebrates healthy aging and aims to help seniors **reframe** how they view aging. In addition, during COVID-19 HACP was able to expand the availability of food and create efforts to eliminate the food insecurity through partnerships with the Paterson Task Force, Grandparent Relatives Resources Center and the Passaic County United Way Common Market Food Bank.

In house programs, at HACP such as the Community and Supportive Services (CSS) component, Resident Opportunity and Self Sufficiency Program (ROSS) and Family Self Sufficiency Program (FSS) are an integral component of HACP case management plan. HACP has a ROSS Coordinator that works exclusively with older residents living in the six senior developments. However, collectively the CSS and ROSS programs continue to provide outreach and case management to public housing households agency wide.

Accomplishments of the programs include the following:

- Referrals for health and dental care
- Job skills training placement/preparation
- Early childcare enrollment
- Self-sufficiency computer/technology
- Adult Basic Education/GED.
- Assistance with daily living
- Medical monitoring
- On-site senior enrichment and family counseling
- Nutrition assistance
- Wellness Initiative for Senior Education

HACP continues to build partnerships with private/nonprofits, faith based and public organizations to improve the perception of the Housing Authority as a Public Agency.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

In December 2021, the City completed an update to the Analysis of Impediments to Fair Housing Choice (AI) and Language Action Plan. The AI sets forth how the City fulfills its requirements under the Housing and Community Development Act of 1974, as amended; which requires that each community receiving entitlement funds from HUD (Community Development Block Grant and HOME Investment Partnership Program), certify to HUD that it will affirmatively further fair housing.

The Analysis of Impediments to Fair Housing Choice allows the City to complete a review of its laws, regulations and administrative policies, procedures, and practices to see how they affect the locations, availability, and accessibility of housing, particularly for low- and moderate-income individuals and



families. In addition, the AI ensures the City conducts an assessment of the conditions of both public and private housing that may be affecting an individual's and/or family's fair housing choice. The AI identified nine impediments that were barriers to fair housing choice. They were:

**Impediment #1:** Shortfall in available resources to address the City's community development needs.

**Impediment #2:** A decrease in the willingness of lenders to lend to low-income households as market volatility increases.

**Impediment #3:** The high cost of housing, including acquisition and renovation of existing units and construction of new units has put a significant constraint on the City's ability to effectively implement our First Time Homebuyer Program.

**Impediment #4:** Lack of vacant land available, which greatly impedes new construction.

**Impediment #5:** The age and condition of the housing stock is also a barrier to implementing new affordable housing strategies.

**Impediment #6:** The City's existing housing stock consists primarily of structures with two or more units, which do not lend themselves very well to homeownership opportunities.

**Impediment #7:** The City faces additional restraints, which are regulatory in nature. These include high real estate taxes, state regulations mandating building and fire safety controls, and HUD's requirements for their various community development programs.

**Impediment #8:** The capacity of local housing developers.

**Impediment #9:** Language barriers are an impediment for many local residents.

#### *Actions Taken*

The City is addressing declining housing affordability by working to create affordable housing opportunities through the First-Time Homebuyer program, and new rental housing development programs. Currently there are two new rental housing construction projects underway.

The City is also working to help special needs populations in the City with supportive housing. HOPWA funds are used to assist persons with HIV/AIDS with a housing subsidy assistance and rental assistance. HESG funds are used to help the homeless with RRH rental assistance to find stable housing.

CDBG funds helped to assist 29 LMI households with housing rehab in PY 2022. These activities helped to maintain housing conditions that may otherwise lead to situations where the unit is not suitable for habitation.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Department assigns a monitor to each approved CDBG activity and provides each agency a copy of the City's Subrecipient Monitoring Handbook. The program monitors are responsible for on-site, as well as desktop monitoring activities. Prior to the reimbursement of funds, each monitor is responsible for reviewing the expenditures and recommending reimbursement of all approved expenses. For subrecipients that are new to the City, the program monitors are directed to provide more hands-on assistance. Each subrecipient is required to submit quarterly programmatic and fiscal reports for review by the Department. The City follows the same procedures for the CDBG-CV subrecipients. Each monitor is required to conduct at least one on-site monitoring visit to each of their subrecipients during the program year. Due to the Covid 19 Pandemic, the Department was not able to conduct on-site monitoring to all their CDBG and CDBG-CV subrecipients during the 2022 program year. However, the program monitors were able to complete desktop monitoring on those subrecipients that were not monitored on-site.

The Department staff conducts on-site monitoring of HOME funded projects according to a schedule developed in accordance with requirements of 24 CFR 92.251 and 92.252. More rigorous project oversight is provided on all active development projects. Ongoing regular monitoring will primarily be based on an analysis of regular reports, reports from in-house or third-party inspections and documents submitted for review as projects are developed and managed through the affordability period. This desk monitoring will be supported by field visits to funded organizations and examinations of housing products. To document our monitoring, the Department maintains program files and checklists to assure that all required documentation is produced, reviewed and on hand as needed. During the affordability period, the City's program monitor will monitor and inspect a sample of units in completed projects to ensure compliance with HUD's affordability requirements. Due to the Covid 19 Pandemic, the Department was not able to conduct on-site monitoring to all their HOME subrecipients during the 2022 program year. However, the program monitors were able to complete desktop monitoring on those subrecipients that were not monitored on-site.

The Department assigns a monitor to each approved HESG activity and provides each funded agency with a copy of the City's Subrecipient Monitoring Handbook. The program monitor meets with each subrecipient to discuss performance, rules, processes, coordination of services, exchange of best practices and concerns. The assigned program monitors conducts on-site monitoring and audits of selected subrecipient agencies to ensure proper administration of the program. All subrecipients are required to submit quarterly reports to their assigned program monitor. The Department audits requests for reimbursement of HESG funds before expenses are reimbursed. Each file is required to contain copies of

all solicitations and agreements with subrecipients, records of all payment requests, dates of payments, documentation of all monitoring and sanctions. In addition, copies of all procurement contracts and documentation of compliance with procurement requirements are retained. The City follows the same procedures for the HESG-CV subrecipients.

The City's HOPWA funding is administered by the Department of Health and Human Services (DHHS) Ryan White Division. The HOPWA Program utilizes a web-based platform to manage and monitor all HOPWA contracts. The HOPWA monitors conduct on-site monitoring annually to review client files in accordance with confidentiality standards during the on-site monitoring, the HOPWA monitors review program management, client needs assessment, intake, and eligibility determinations and the housing inspection report. As part of the monitoring, the monitors review organizational capacity, staff development, program accomplishments/barriers, record keeping and financial management. The City uses utilization and expenditure reports as a monitoring tool when conducting both program and fiscal site visits.

### **Comprehensive Planning Requirements**

The comprehensive planning requirements include the community planning and development process of the 5-Year ConPlan, subsequent AAPs, and CAPERs as per 24 CFR 91 Subpart A, C & F. Citizen participation is a vital part of the consolidated plan process, and the City will make sure to follow its HUD approved Citizen Participation Plan (CPP) which helps guide staff to gather community input; which is an essential component in identifying the priority housing and community development needs in the City.

The ConPlan is developed every 5 years, with identified priority needs and goals to address these needs. Each year of the 5-Year plan, the City develops an AAP which identifies the projects and activities that will address and further the goals of the plan. This plan is required to be submitted to and approved by HUD each year to receive CPD funding annually. At the end of each AAP program year, the City will report on the accomplishments and performance of the program through the CAPER (performance report). Citizen participation is required in the development of each of these stages as per 24 CFR 91.105.

### **MBE/WBE & Section 3**

If an activity is subject to Section 3 of the Housing and Urban Development Act or required to report on Minority or Women Owned Businesses (MBE/WBE) utilized, the City provides additional information, technical assistance, and forms. The City complies with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C 1701u) and implementing regulations at 24 CFR Part 75.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City of Paterson places public notices in local newspapers, including Spanish and Arabic newspapers, notifying the public of funding usage for review and comment on the performance report. The local papers are The Herald News, The Record (English), the Arabic Voice (Arabic) and El Especialito (Spanish).

The 2022 CAPER is available online and on hardcopy for public review for fifteen (15) days, from March 16, 2023 through March 31, 2023. Please visit the City's website at [www.patersonnj.gov/cd](http://www.patersonnj.gov/cd) or the Department of Community Development located at 125 Ellison Street, 2nd floor, Paterson, New Jersey, between the hours of 9:00 a.m. and 3:00 p.m.

A public hearing will be held on Wednesday, March 22, 2023 at 10:00 a.m. at the City Council Chambers Room, City Hall, 155 Market Street, 3<sup>rd</sup> Floor, Paterson, NJ 07505. Written comments on the 2022 CAPER will be considered until 3:00 pm on March 31, 2023. Written comments should be mail to address shown above or email to Barbara Blake-McLennon, Director of the Department of Community Development at [bmclennon@patersonnj.gov](mailto:bmclennon@patersonnj.gov).

A summary of any comments received within the next fifteen (15) days shall be attached to the CAPER and submitted to HUD.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

PY 2022 is the third program year of the 2020-2024 Consolidated Plan period and currently the City does not anticipate changing any program objectives or goals. The City however is monitoring its accomplishments and may revise activities or estimated outcomes, but does not anticipate any major changes to actual priorities and goals. If in the future the City has determined that there is a new priority need or any major changes to the program objectives, then the City will follow the required steps to Substantially Amend the Consolidated Plan or Annual Action Plan. Currently, the City does not have an existing Section 108 guaranteed loan in use.

### **CDBG-CV**

The City also continues to monitor the effects of the COVID-19 pandemic in Paterson. At the onset of the pandemic, the City received a total of \$3,411,800 in CDBG-CV grant dollars to fund activities that prevent, prepare for and respond (PPR) to the pandemic. In PY 2022, the City continued to expend CDBG-CV funds towards CV Public Services and administration of the CDBG-CV program. At this time, the City doesn't expect any changes to the goals or outcomes for CDBG-CV funds. A summary of activities is provided in the CR-05, and a summary of expenditures is provided in the CR-15.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

## **CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

*Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.*

During PY 2022, there were no HQS housing inspections completed due to difficulties with scheduling onsite inspections with property owners. Unfortunately, this was caused by limitations regarding on-site inspections imposed by the City stemming from the ongoing Coronavirus pandemic.

In PY 2023, the City has begun working with property owners to schedule these visits and will report inspections in the following CAPER report. The upcoming projects scheduled for monitoring for incomes, rents and overall compliance include: Paterson Commons I, Straight and Narrow II, Rising Dove Senior Apartments, Belmont Senior Apartments, Alexander Hamilton Phase III, St. Luke's House of Mercy, Acorn New Jersey Straight Street Apartments, NJCDC Park Corner, NJCDC Spruce Terrace Apartments, NJCDC Elm Street Apartments, NJCDC Birch Arms, MPM Properties, Trading Places and St. Paul's Women Living Independently.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The City's Affirmative Marketing Plan applies to all low- and moderate-income housing developments containing five or more units created in the City using government subsidy funds or City assistance. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups within the City's housing region, regardless of sex, age, or number of children (unless units are age-restricted), to affordable housing units created within the City. The Plan prohibits discrimination in the sale, rental, financing, or other services related to housing on the basis of color, race, sex, religion, handicap, age (except for designated age-restricted units), familial status, national origin, sexual orientation, or gender expression.

The City requires that developers of rental properties or homeownership units assisted with HOME funds must advertise at least 120 days prior to rent up or the sales period in the following local newspapers: Herald News/Bergen Record, Arab Voice and El Especialito. The owners are required to provide the City with proof of advertising.

During the 2022 program year, the City continued to work with Habitat for Humanity to ensure they followed our affirmative marketing requirements. The City is also working with the developers of the three HOME-assisted new rental housing developments to ensure each follows our affirmative marketing policies.

## **HOME MBE/WBE Contracts**

There were no new HOME contracts executed in PY 2022, and as a result there are no new Minority-Owned or Women-Owned Business Enterprises contracts. The City's policy is to not discriminate against any applicants because of their race, color, national origin, sex and any other protected class. Minority and women owned businesses are encouraged to submit bids. Bids or proposals in excess of \$100,000 must be accompanied by a written affirmative action plan.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

According to the PR09 Receipt Fund Type Detail Report, at the beginning of the reporting period the City had \$158,617.57 in program income on hand. These receipted funds are associated with rental development housing activities. Funds by program year are:

2016 (PI): \$8,941.29

2019 (PI): \$63,423.05

2020 (PI): \$86,253.23

Total Program Income at beginning of PY 2022 (PI): \$158,617.57

In the program year 2022, the City receipted no new HOME PI funds and expended \$149,676.28. As a result, the balance on hand for HOME PI funds at the end of PY 2022 was \$8,941.29. The City reports that there were no funds expended for TBRA activities.

Activities funded with HOME PI were:

#2827 NJCDC -157 WAYNE AVERENTAL PROJECT: \$63,423.05

#2934 ARGUS ELLISION DEVELOPMENT- 15 ELLISON STREET: \$86,253.23

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The City ensures that each property developed with HOME funds has a deed restriction and long-term affordability mortgage placed on the property for a minimum of the HUD required time. Each year, our monitoring efforts make sure that the property is being used for affordable housing, the occupants still qualify under the HOME program and the property is being maintained as the HOME recipient's primary residence. During the 2021 program year, the City worked with Habitat and the YMCA to ensure deed restrictions and long-term affordability mortgages were placed on the properties developed with HOME funds.

## HOME ARP

HUD announced the allocation of \$5,301,454 to the City of Paterson, for a new grant called the Home Investment Partnerships Grant American Rescue Plan (HOME-ARP). The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, rental housing development, administration and planning, and nonprofit operating and capacity building assistance.

HOME-ARP funds must also assist people in HOME-ARP "qualifying populations", which include:

- Sheltered and unsheltered homeless populations
- Populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

To receive HOME-ARP funding, the City developed a HOME-ARP Allocation Plan; which describes the distribution of HOME-ARP funds and also identifies the use of eligible activities to address these needs. The City anticipates that it will administer these programs directly. The City will allocate a majority of its allocation to TBRA and the remaining funds to the development of affordable rental housing.



## CR-55 - HOPWA 91.520(e)

### Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	144	
Tenant-based rental assistance	100	
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	6	
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	20	
<b>Total</b>	<b>270</b>	

**Table 14 – HOPWA Number of Households Served**

### Narrative

HOPWA program activities and accomplishments are reported in the PY 2022 HOPWA CAPER report. At this time, the report has not been published and these accomplishments will be included in this full report when the information becomes available.

## CR-58 - Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA
Total Number of Activities	0	0	0	0
Total Labor Hours				
Total Section 3 Worker Hours				
Total Targeted Section 3 Worker Hours				

**Table 15 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA
Outreach efforts to generate job applicants who are Public Housing Targeted Workers				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.				
Direct, on-the job training (including apprenticeships).				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).				
Outreach efforts to identify and secure bids from Section 3 business concerns.				
Technical assistance to help Section 3 business concerns understand and bid on contracts.				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.				
Held one or more job fairs.				
Provided or connected residents with supportive services that can provide direct services or referrals.				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.				
Assisted residents with finding childcare.				
Assisted residents to apply for, or attend community college or a four year educational institution.				
Assisted residents to apply for, or attend vocational/technical training.				

Assisted residents to obtain financial literacy training and/or coaching.				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.				
Provided or connected residents with training on computer use or online technologies.				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.				
Other.				

**Table 16 – Qualitative Efforts - Number of Activities by Program**

## Narrative

This section reports on Section 3 reporting requirements, which were announced on October 29, 2020 in the Section 3 Final Rule, and set new benchmarks for the program under 24 CFR 75. Section 3 helps to establish more economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance for development of programs are directed towards very low- and low-income persons to the greatest extent possible. In particular to those who are recipients of the Federal assistance. The Final Rule changes tracking the number of qualified new hires in Section 3 projects, to track the total labor hours worked.

As applicable to the City, the benchmark for Section 3 workers was set at 25 percent or more of the total labor hours worked by all workers on a Section 3 project. The benchmark for Targeted Section 3 workers was set at 5 percent or more of the total labor hours worked by all workers on a Section 3 project.

Section 3 activities cover housing rehabilitation and construction and public improvement construction activities assisted under HUD grant programs that provide housing and community development financial assistance that exceeds a threshold of \$200,000 per activity. A \$100,000 activity threshold applies to grants under HUD's Lead Hazard Control and Healthy Homes programs. In PY 2022, there were no activities reported that met the Section 3 threshold.

## CR-60 - ESG 91.520(g) (ESG Recipients only)

### ESG Supplement to the CAPER in *e-snaps* For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	PATERSON
Organizational DUNS Number	067484063
UEI	
EIN/TIN Number	226002200
Identify the Field Office	NEWARK
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

##### ESG Contact Name

Prefix	Mrs.
First Name	Barbara
Middle Name	A
Last Name	Blake-McLennon
Suffix	
Title	Community Development Director

##### ESG Contact Address

Street Address 1	125 Ellison Street
Street Address 2	2nd floor
City	Paterson
State	NJ
ZIP Code	-
Phone Number	9733211212
Extension	2272
Fax Number	
Email Address	bmclennon@patersonnj.gov

##### ESG Secondary Contact

Prefix	Ms
First Name	Shanira
Last Name	DeLacruz
Suffix	
Title	Program Monitor
Phone Number	9733211212
Extension	2269
Email Address	sdelacruz@patersonnj.gov

## **2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	01/01/2022
<b>Program Year End Date</b>	12/31/2022

### **3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name** NONE AT THIS TIME

**City**

**State**

**Zip Code**

**DUNS Number**

**UEI**

**Is subrecipient a victim services provider**

**Subrecipient Organization Type**

**ESG Subgrant or Contract Award Amount**